Sinai Tomorrow
1500 S. Fairfield Avenue

Sinai Health System plans a multi-phased renovation project comprised of seven distinct components involving the demolition, rehabilitation/renovation and site improvements effecting eight buildings on Mt. Sinai Hospital campus located at California Ave at 15th Street. The renovation will upgrade campus facilities that will improve the environment of care, increase capacity to deliver health care, and extend the useful life of Sinai’s facilities.

<table>
<thead>
<tr>
<th>Type of Project: Institutional</th>
<th>Developer: Sinai Health System</th>
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<tbody>
<tr>
<td>Total Project Cost: $100,000,000</td>
<td>Timeline for Completion: 2021</td>
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<tr>
<td>TIF Funding Request: $31,000,000</td>
<td>Project Status: June 2014 CDC</td>
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<td>TIF District: Midwest</td>
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**RETURN ON INVESTMENT BENCHMARKS**

- **Advances Goal of Economic Development Plan**: YES or NO
  - Develop and deploy neighborhood assets to align with regional econ growth
  - An environment which will contribute more positively to the health, safety and general welfare of the Area & the surrounding community

- **Advances Goal of TIF District**: YES or NO
  - Addresses Community Need

- **Jobs Created/Retained**: 3,000 retained
  - Affordable Housing Units Created/Preserved
    - Not applicable
  - Return on Investment to City
    - Not applicable

**FINANCIAL BENCHMARKS**

- **Other Funds Leveraged by $1 of TIF**: $2.18
- **Types of Other Funding Leveraged**: YES or NO
  - State grant, contributions

- **Financing Structure**
  - State of IL Grants: $10,500,000
  - Fundraising: $55,000,000
  - Capital from Operations: $34,500,000

**RDA TERMS**

- **Payment Schedule**: annual payments paid over 9 years
- **Taxpayer Protection Provisions**: YES or NO
  - Sinai must operate the facility as a health care facility

**Monitoring Term of Agreement**: 10 years

**OTHER CONSIDERATIONS**